To: **Head of Development Control**

FAO:

From: **Planning Policy and Design Section (Regeneration and Planning Policy Unit)**

Date: **25 March 2013**

Register No 1540 **Application Ref:** F/13/72104

Application Address:

Unit 4 Brookwood Industrial Estate, Brookwood Avenue, Eastleigh, SO50 9EY.

Application Summary:

Change of use from light industrial (B1) to internet car sales and storage (sui generis).

Policy Officer: Julia Norman

Comments:

The site lies within the urban edge on an established industrial estate. The proposal is to change the use of one of the units to car sales, a sui generis use that nevertheless can be considered to generate some employment.

Development Plan

The relevant element of the current Development Plan is the Eastleigh Borough Local Plan Review 2001-2011. In this, the industrial estate is identified as an existing employment site, and it is also covered by a special policy. The most relevant policies are:
117.E - enables the development of new employment uses on identified employment sites;
118.E - enables the change of use of an existing employment site for uses other than B1, B2 or B8 employment uses provided it does not by itself or cumulatively with other uses adversely affect the employment base, or it would result in environmental benefits.
122.E - states that development which gives rise to increased traffic from the industrial sites north of Laburnam Gove/ Toynbee Road, Eastleigh and which would cause increased noise or loss of amenity for residents will not be permitted.

The Development Plan is acknowledged to be out of date, and therefore regard must also be had to other material considerations, which are:

- National Planning Policy Framework
The NPPF seeks generally to promote economic growth (paras. 18-22). It also includes a presumption in favour of sustainable development. Where the development plan is out of date, it requires that permission should be granted unless the adverse impacts of doing so would signficantly and demonstrably outweigh the benefits when assessed againt the policies of the NPPF as a whole. Other policies of the NPPF address environmental impacts including noise (see para. 123).

- Emerging Eastleigh Borough Local Plan 2011-2029
In the emerging Local Plan it is proposed to allocate this site and adjoining land for residential development (policy E5). There were only two representations on this proposal in the pre-submission Local Plan

consultation, one from Premier Foods requesting a separate allocation for the bakery site, and another from Southern Water requiring that the policy is amended to refer to a need for off-site sewerage infrastructure.

Comment

There is little information within the application about the proposed use, e.g. likely numbers of cars involved, how they are to be brought in, operating hours etc.. The unit closely adjoins residential development, and is accessed via residential streets. There appear to be neighbour concerns about noise and other issues. B1(c) uses are by definition supposed to be compatible with residential uses, and the same should be required of any sui generis use. There is some potential for this use to conflict with policy 122.E of the adopted Local Plan if, for example, cars are moved at night or in the early hours. In the event of such conflict, it is considered that in the terms of the NPPF, this would outweigh any benefits of the proposal, for example in terms of job creation.

Further information should be sought about hours of working and means of transporting vehicles. Pending receipt of this information a holding objection is raised on the basis of policy 122.E.

Design Officer:

Comments:

Design Officer 2:

Comments

Design Officer 3:

Comments

Response: HOLDING OBJECTION